040.0	0007	0008.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,500 /	848,500
					USE VALUE:	848,500 /	848,500
					ASSESSED:	848,500 /	848,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	191 BROADWAY LLC
Owner 2:	
Owner 3:	
Street 1:	191 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHICKLER JENNIFER L -
Owner 2:	COLE CATHERINE H -
Street 1:	191 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,007 Sq. Ft. of land mainly classified as Office with a Vet. Clinic Building built about 1900, having primarily Brick Exterior and 3175 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	4007.000	364,400		484,100	848,500
Total Card	0.092	364,400		484,100	848,500
Total Parcel	0.092	364,400		484,100	848,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.24 | /Parcel: 267.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 27508

GIS Ref

GIS Ref

Insp Date 09/12/18

!3371!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	364,400	0	4,007.	476,200	840,600	840,600	Year End Roll	12/18/2019
2019	340	FV	298,700	0	4,007.	444,400	743,100	743,100	Year End Roll	1/3/2019
2018	340	FV	298,700	0	4,007.	396,800	695,500	695,500	Year End Roll	12/20/2017
2017	340	FV	298,700	0	4,007.	349,200	647,900	647,900	Year End Roll	1/3/2017
2016	340	FV	298,700	0	4,007.	261,900	560,600	560,600	Year End	1/4/2016
2015	340	FV	276,800	0	4,007.	180,300	457,100	457,100	Year End Roll	12/11/2014
2014	340	FV	276,800	0	4,007.	180,300	457,100	457,100	Year End Roll	12/16/2013
2013	340	FV	276,800	0	4,007.	180,300	457,100	457,100		12/13/2012

PRINT

Date	Time
12/10/20	18:38:38

LAST REV

Date	Time
10/09/19	15:24:16

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3371

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHICKLER JENNI	73115-283		8/15/2019	Convenience	1	No	No		
SCHICKLER JENNI	73115-281		8/15/2019	Convenience	1	No	No		
FULLER W/SPRING	27969-243		12/12/1997	Family	1	No	No		Change in Trustee 2/28/2006 removed W.Fuller

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/9/1994	29		4,100	C				INTERIOR RENOVATIO

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2019	I & E Return	MM	Mary M
9/12/2018	Meas/Inspect	PH	Patrick H
3/9/2017	I & E Return	EMK	Ellen K
4/11/2016	I & E Return	MM	Mary M
3/11/2009	Meas/Inspect	197	PATRIOT
4/7/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27508
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		4007		Sq. Ft.	Site		0	30.5	3.96	CA									484,123						484,100	

Total AC/HA: 0.09199 | Total SF/SM: 4007 | Parcel LUC: 340 Office | Prime NB Desc: COMM AVG | Total: 484,123 | Spl Credit | Total: 484,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	82 - Vet. Clinic		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	STUCCO		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	6	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.11496067
Const Adj.:	0.99358177
Adj $ / SQ:	88.624
Other Features:	10223
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	506053
Depreciation:	141695
Depreciated Total:	364358

COMMENTS

1928 / ARLINGTON ANIMAL CLINIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	0		BRs:	0		Baths:				HB	1	

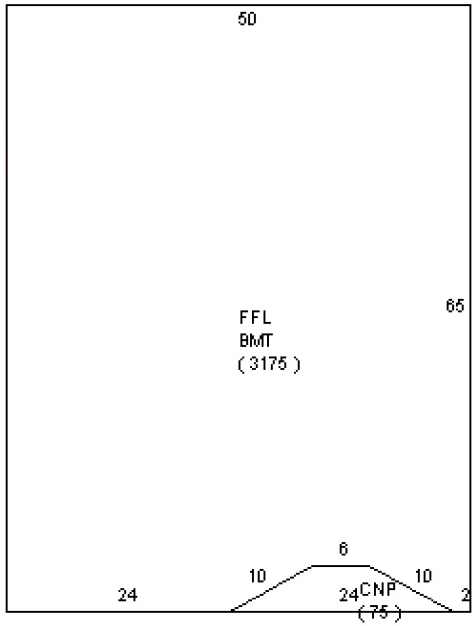
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,175	26.590	84,415
FFL	First Floor	3,175	88.620	281,382
CNP	Canopy	75	59.610	4,471
	Net Sketched Area:	6,425	Total:	370,268
Size Ad	3175	Gross Are	6425	FinArea 3175

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	117.87
Special Features:	0	Val/Su Net:	56.72
Final Total:	364400	Val/Su SzAd	114.77

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: